

033.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

469,100 / 469,100

USE VALUE:

469,100 / 469,100

ASSESSED:

469,100 / 469,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 35 | | SUNNYSIDE AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|--------------------------|--|
| Owner 1: JOSEPH REGINE C | |
| Owner 2: | |
| Owner 3: | |

| | |
|--------------------------|--|
| Street 1: 28 CRANMORE LN | |
| Street 2: | |

| | |
|-------------------|-------|
| Twn/City: MELROSE | |
| St/Prov: MA | Cntry |
| Own Occ: N | |

| | |
|---------------|-------|
| Postal: 02176 | Type: |
|---------------|-------|

PREVIOUS OWNER

| | |
|-----------|--|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |

| | |
|-----------|-------|
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 4035 | | Sq. Ft. | Site | | 0 | 64. | 1.34 | 3 | | | | | | | | | 346,271 | | | | | | 346,300 | |

Total AC/HA: 0.09263

Total SF/SM: 4035

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 346,271

Spl Credit

Total: 346,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

469,100 / 469,100

4

| | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-----------------|-----|------------------------------------|----------|-----------------|-------|-------------------------|---------------------------------|-------------------------|----------|---------------|----------|-------|------------|------------|--------------|--------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 23 - Row House | 1 | Rating: Average | | Full Bath: 1 | A Bath: | Rating: | | COMMON WALL. | | | | | WDK (60) | 6 | | | | |
| Sty Ht: 2 - 2 Story | | | | 3/4 Bath: | | Rating: | | | | | | 8 | 10 | | | | | |
| (Liv) Units: 1 | Total: 1 | | | A 3QBth: | | Rating: | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | 1/2 Bath: | | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | A HBth: | | Rating: | | | | | | | | | | | | |
| Prime Wall: 3 - Aluminum | | | | OthrFix: | | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | |
| Grade: C - Average | | | | Kits: 1 | | Rating: Average | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | |
| Year Blt: 1947 | Eff Yr Blt: | | | A Kits: | | Rating: | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| Alt LUC: | | Alt %: | | Frl: | | Rating: | | Other | | | | | | | | | | |
| Jurisdct: | | Fact: . | | WSFlue: | | Rating: | | Upper | | | | | | | | | | |
| Const Mod: | | | | | | | | Lvl 2 | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Lvl 1 | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDO INFORMATION | | | | Lower | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Total Units: | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Floor: | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | |
| % Com Wal 25 | % Sprinkled | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | Model: | Serial #: | Year: | Color: | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 033.0-0003-0005.0 | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| More: N | Total Yard Items: | | | | | | | | | Total Special Features: | | | | | | | | Total: |